

Article 41 - Gross Floor Area



Understanding Trends

1 Teardowns

- Between 70 and 80 teardowns each year.
- Between Fiscal Years 2008 to 2015, over **400** single-family dwellings were demolished and replaced with new homes.

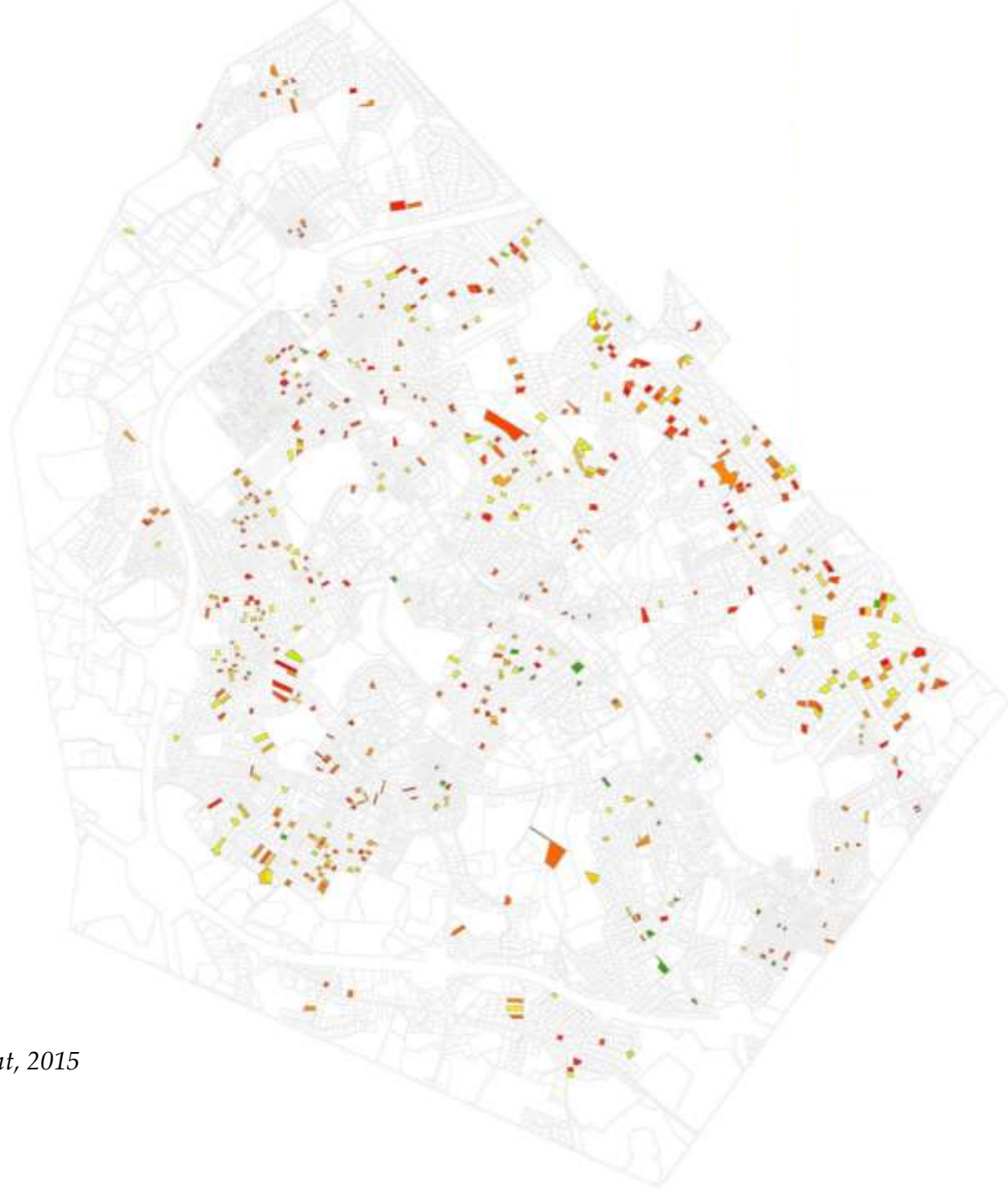
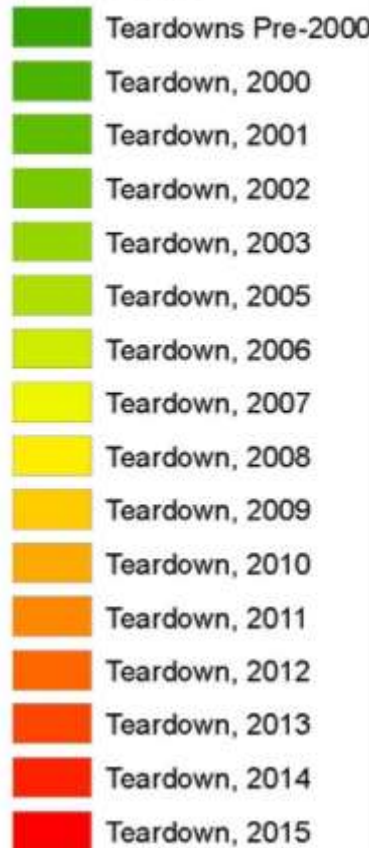
Source: Town of Lexington Assessors Database



1 Location of Teardowns

Legend

Teardowns



Source: Lexington Planning Department, 2015

Understanding Trends

2 Tree Canopy Loss

Since the Tree By-law was enacted in 2002, over **1,890 trees**, representing **16,416 diameter inches** have been removed from the setback areas of residential lots.



Understanding Trends

3 Housing in Lexington (2014):

12,084 Housing Units in Lexington

- 10,236 Single-Family Units (85%)
- 319 Two-Family Units (3%);
- 1,529 Multi-family Units or Apartments (12%)

Source: Lexington Housing Production Plan, 2014.



Understanding Trends

4 New Residential Construction

What size houses are being built?

Year	# Single-Family New Construction	Average Living Area (SF)*
2010	14	3,986
2015	54	4,630

**Living Area does not include garages or unfinished space.*

Single-family **median** home price has more than **tripled** since 1993:

- 1993 = \$291,000
- 2013 = \$810,000
- 2015 = \$1,000,000

Sources: Lexington Housing Production Plan, Multiple Listing Service

Dimensional Controls in Lexington:

Table 2

4.4 TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS									
	Zoning Districts								
	RO	RS & RT	CN	CRS	CS	CB	CLO	CRO	CM
Minimum lot area	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC	3 AC
Minimum lot frontage in feet	150	125	125	125	125	20	175	300	200
Minimum front yard in feet (a), (b), (h)	30	30	30	30	30	NR(c)	50	100	25
Minimum side yard in feet	15(d)	15(d)	20	20	15	NR	30	50	25(f)
Minimum rear yard in feet	15(d)	15(d)	20	20	20	10	30	50	25(f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	15	15	30	30	30	30	50	100	100(f)
Maximum floor area ratio (FAR)	NR(g)	NR(g)	0.20	0.20	0.20	2.0	0.25	0.15	0.35(f)
Maximum site coverage	15%(e)	15%(e)	20%	25%	25%	NR	20%	25%	NR
Institutional buildings, maximum height:									
In stories:	2.5	2.5	3	3	3	2	3	3	NR
In feet:	40	40	45	45	45	30	45	45	65(f)
Other buildings, maximum height:									
In stories:	2.5	2.5	1	2	2	2	2	3	NR
In feet:	40	40	15	25	25	25	30	45	65(f)

As used in the Schedule of Dimensional Controls, symbol "NR" means no requirements, "AC" means acres, "SF" means square feet, and "feet" means linear feet.

1. MINIMUM LOT AREA
2. MIN. FRONTAGE

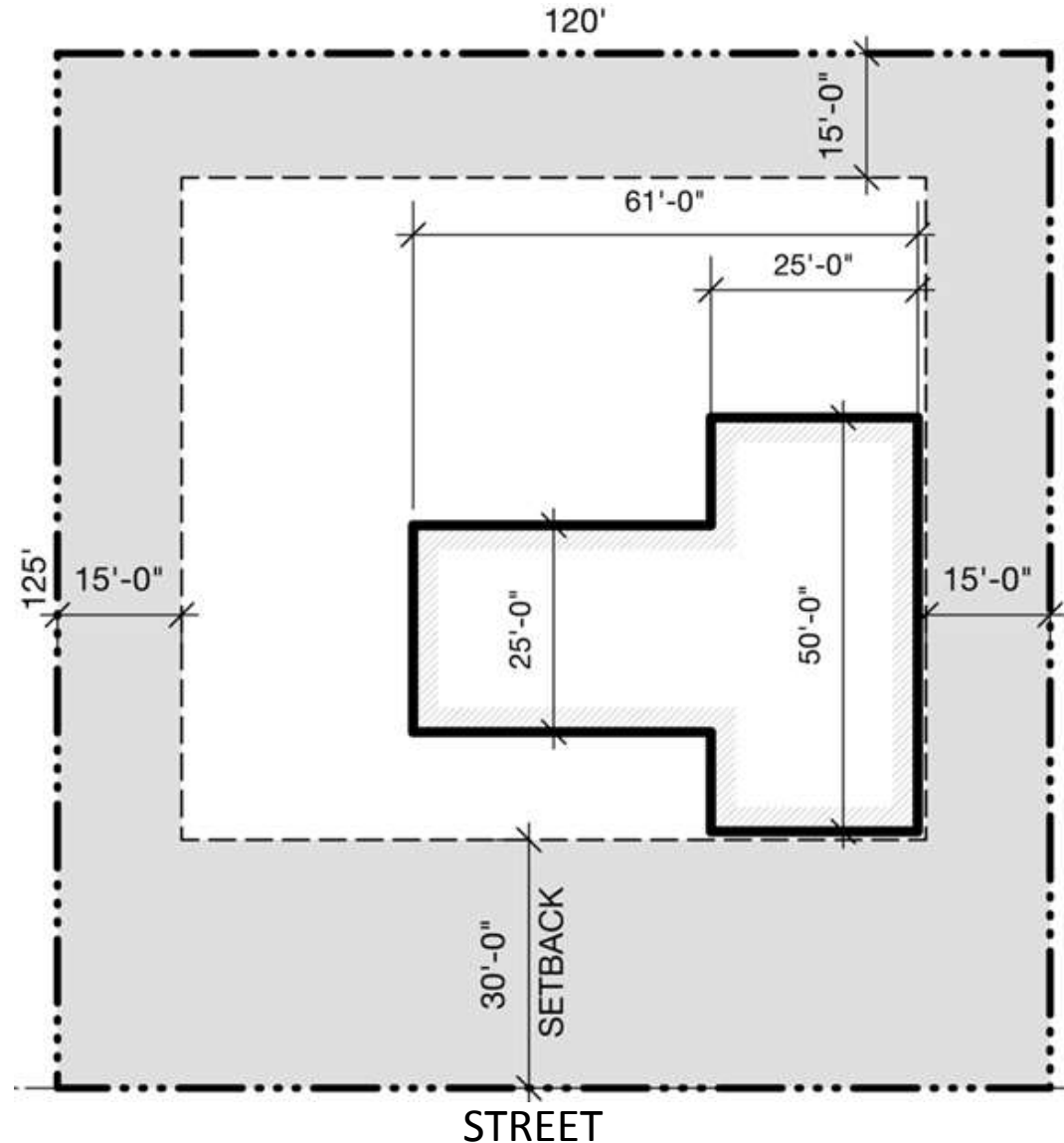
3. MINIMUM FRONT,
SIDE & REAR YARDS
(A.K.A. SETBACKS
OR NO BUILD ZONES)

4. FLOOR AREA RATIO
5. SITE COVERAGE

6. MAXIMUM HEIGHT

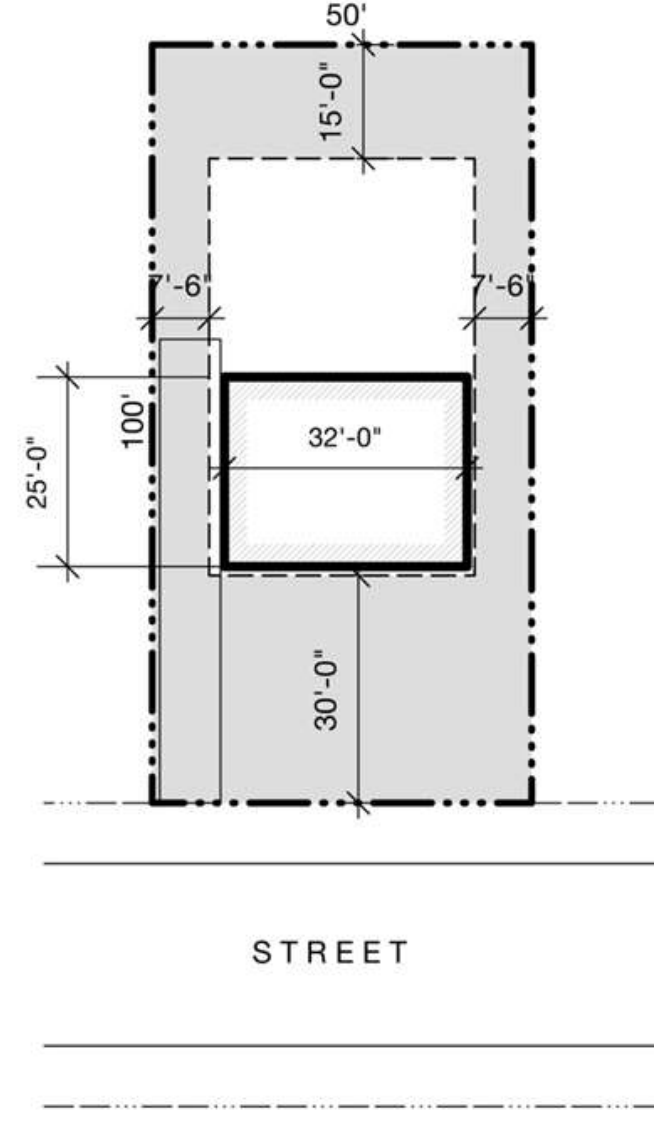
Dimensional Controls in Lexington:

Yards (a.k.a. Setbacks)



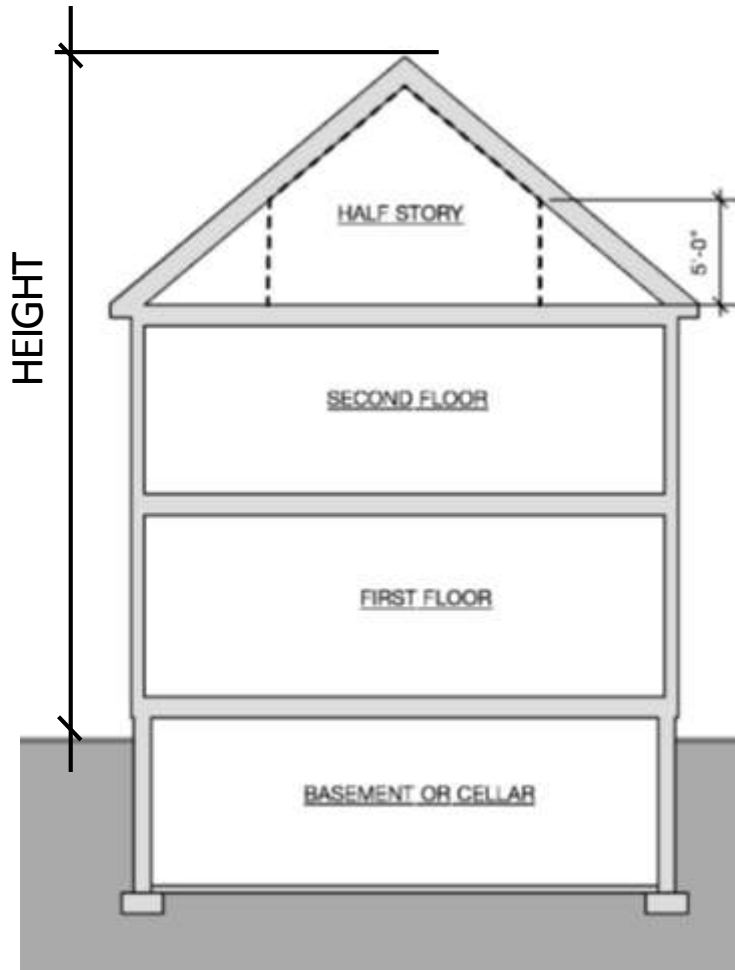
Nonconforming Frontage Side Yards

Nonconforming frontage (FT)	Reduced side yard (FT)
>75 but ≤100	12
>50 but ≤75	10
>0 but ≤50	7.5



Dimensional Controls in Lexington:

Building Height



Height is measured from natural grade prior to disturbance for construction to the top of the structure.

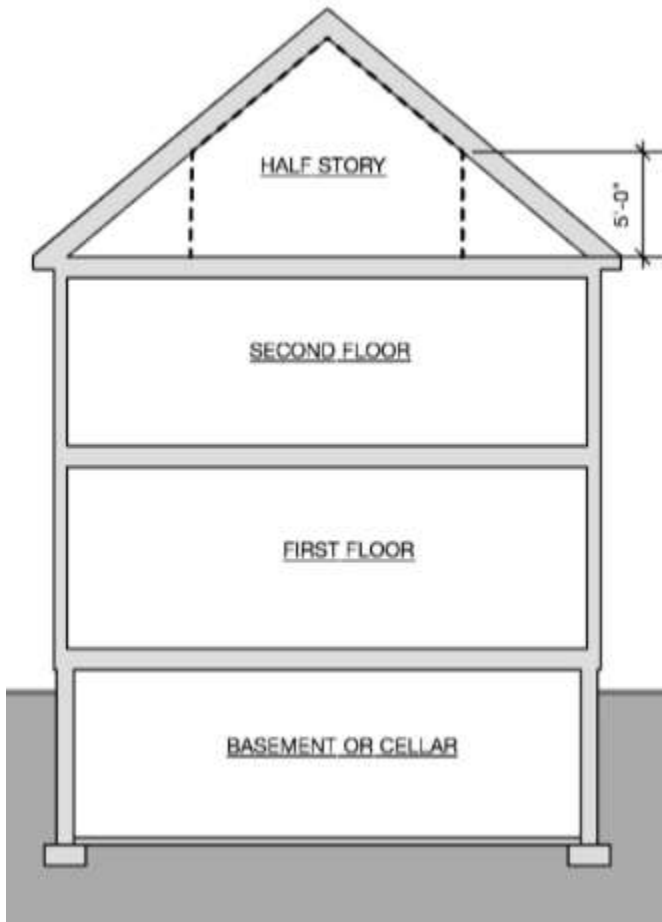
Height, Building:

The vertical distance between the lower elevation and the upper elevation, as described below.

1. The lower elevation shall be the natural grade of the land at the point of measurement prior to disturbance for construction. The elevation of the natural grade prior to disturbance for construction shall be certified by a registered land surveyor, or may be such elevation as the Building Commissioner may determine from Town maps or records. In a case where the finished grade is lower than the natural grade, the finished grade shall be the lower elevation.
2. The upper elevation shall be the highest point of any ridge, gable, other roof surface, or parapet.

Dimensional Controls in Lexington:

Gross Floor Area (GFA)



Gross Floor Area (SF) is the sum of the floor areas on each level.

Gross floor area:

The sum, in square feet, of the horizontal areas of all stories of a building or several buildings on the same lot measured from the exterior face of exterior walls, or from the center line of a party wall separating two buildings. Gross floor area shall also include garages, basements, cellars, porches and half stories, but shall exclude crawl spaces, attics, and decks. Where the text of this bylaw refers to floor area, the term shall mean gross floor area unless the term net floor area is used.

Floor Area Ratio (FAR) is Gross Floor Area divided by Lot Size (SF).

Dimensional Controls in Lexington:

Gross Floor Area (GFA): Includes basements



Dimensional Controls in Lexington:

Gross Floor Area (GFA): Includes half stories (finished attics)



Understanding Trends

5 Residential Zoning in Other Communities

How does Lexington Zoning compare to other communities?

	Municipality		Lexington	Burlington/ not inc. garden apts. or continuing care	Woburn				Winchester	Arlington/ there are others		Belmont / there are others		Waltham/ there are others	Lincoln					Concord			Bedford
Zoning Dimension Controls																							
Name of Residential District	RO	RS & RT	RO	R-1	RDA	RDB	RDC	RG	R0	SR-A	SR-B	RA-1	RA-2	R-1	AA	A	B	C	R	A	B	C	
Minimum Lot Area (SF)	30,000	15,500	20,000	12,000	20,000	10,000	15,000	6,500	9,000	25,000	12,000	20,000	15,000	80,000	80,000	40,000	20,000	10,000	60,000	40,000	30,000	25,000	
Minimum Frontage (FT)	150	125	100	100	100	80	100	65	75	125	90	100	80	120	200	150	125	80	200	150	125	115	
Setback, Front (FT)	30	30	25	25	35	25	35	20	25	30	25	40	40	50	40	40	20	20	35	35	35	35	
Setback, Side (FT)	15	15	15	12	20	15	20	10	10	15	10	20	20	50	15	15	15	15	15	15	15	15	
Setback, Rear (FT)	15	15	15	30	20	15	20	10	20	40	30	40	40	50	30*	30*	30*	30*	30	30	30	30	
Max. Height of Structures (FT)/ Stories	40/ 2.5	40/ 2.5	30	35/ 2.5	40/2.5	40/2.5	40/ 2.5	40/2.5	35/2.5	36/2.5	36/2.5	35/ 2.5	35/2.5	36/2.5	35	35	35	35	37	37	37	37	
Floor Area Ratio	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Landscaped Usable Open Space ¹	x	x	x	50%	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Building Ground Coverage ²	x	x	x	25%	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Min. % Open Area ³	x	x	x	x	75%	70%	70%	70%	x	50%	50%	x	x	x	x	x	x	x	x	x	x	x	
Lot Coverage Maximum Percent	x	x	x	x	x	x	x	x	35%	20%	25%	20%	20%	25%	x	x	x	x	x	x	x	x	
Open Space Minimum/ Percent of Gross Floor Area--Landscaped	x	x	x	x	x	x	x	x	10%	x	x	x	x	x	x	x	x	x	x	x	x	x	
Open Space Minimum/ Percent of Gross Floor Area--Usable	x	x	x	x	x	x	x	x	30%	x	x	x	x	x	x	x	x	x	x	x	x	x	
Maximum size of structure	x	x	x	x	x	x	x	x	x	x	x	x	x	6500	x	x	x	x	x	x	x	x	

1. Woburn: USABLE OPEN SPACE: Space in a yard that is unoccupied by buildings, and not devoted to service driveways, off-street loading or parking spaces and ways.

2. Woburn: BUILDING GROUND COVERAGE: The percentage of total lot area covered by buildings.

3. Winchester: Min. % Open Space: OPEN AREA, PERCENTAGE. That percentage of the lot area which is not occupied by any structure.

4. Arlington: Lot Coverage Maximum Percent

5. Arlington: Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes

6. Arlington: Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the recreation including swimming pools, tennis courts or similar facilities, for garden or for household occupants of the lot for service activities such as clothes drying; which space is at least 75 percent open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75 percent of the area has a grade of less than eight (8) percent and (2) no horizontal dimension is less than 25 feet.

- Communities with larger rear setbacks than Lexington (15') for comparable sized lots: Woburn (30'), Winchester (20'), Arlington (20'), Belmont (30' & 40'), Waltham (40'), Lincoln (50'), Bedford (30')...and Concord (30').
- Burlington has the same rear setback (15') for a 20,000 SF lot size.

Understanding Trends

5 Residential Zoning in Other Communities

What are other communities doing about residential redevelopment?

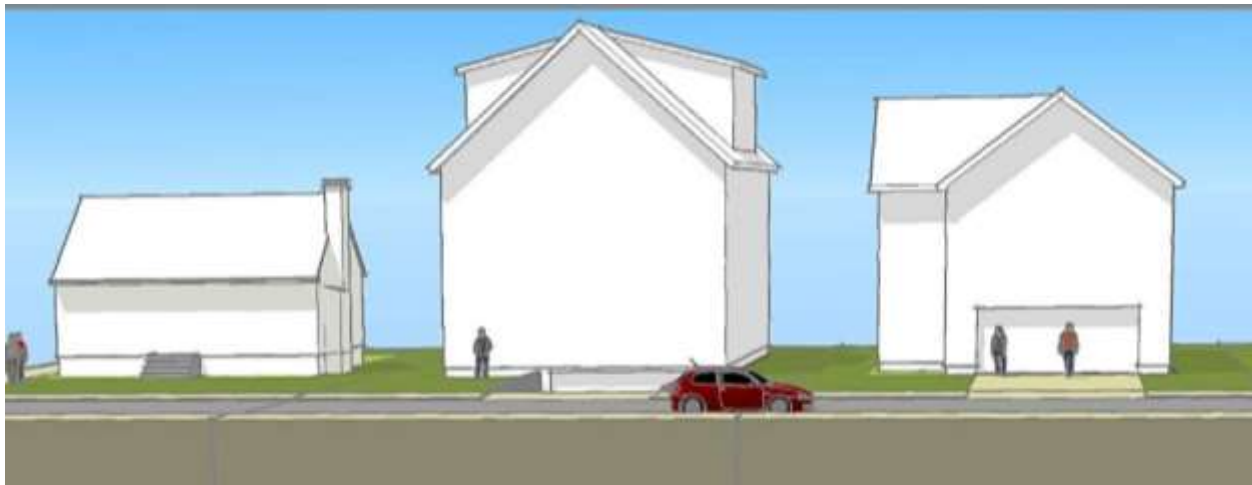
Town	Floor Area Ratio (Max. Gross Floor Area)	Site Plan Review
Brookline	Yes, varies for each district.	Yes, for Special Permit review.
Chelmsford	No	Yes, site plan approval for single-family homes over 4,000 gross square feet.
Lincoln	No	Yes, site plan review if proposed plan is 4,000 SF or 8% of the lot area or GFA is equal to or exceeds 6,500 SF.
Newton	Yes, varies for each district.	Yes, for Special Permit review (granted if proposal consistent with neighborhood).
Wellesley	No	Yes, Large Home Review thresholds are: <ul style="list-style-type: none">• 3,600 SF* on 10,000 SF lots• 4,300 SF* on 15,000 SF lots• 5,900 SF* on 20,000 SF lots• 7,200 SF* on 30 and 40,000 SF lots *Total Living Area Plus Garage Space

Source: Concord Mansionization Study, 2015

Article 41 - Gross Floor Area: Purpose

- New residential construction is often being built close to the maximum size allowable, as determined by setback and height limits.
- Abutters are impacted by these large scale houses when views are blocked, trees are removed, shadows are cast.
- Neighborhoods lose their distinct fabric with odd scales, the loss of trees and the addition of walls and fences.
- Meanwhile, the new construction replaces our more moderate-sized housing stock.

Gross Floor Area (GFA) is a zoning amendment which would establish a maximum square foot size, limiting house size in relation to the lot size. It would complement Lexington's other zoning dimensional controls.



Gross Floor Area:

Consensus Proposal

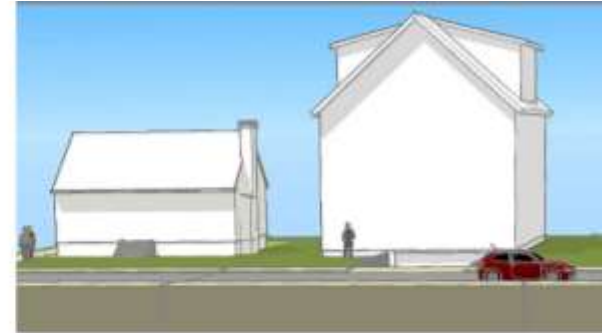
Lot Area (in square feet)	Max. Gross Floor Area (in square feet)
0 – 5,000	$0.8 * \text{Lot Area}$
5,000 – 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 – 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 – 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 – 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$

Gross Floor Area:

- 5,000 SF Lot
- Typical House & Max. Allowed

Range of what is possible
with existing controls:

- Typical small house
2,200 – 2,500 SF GFA
- With setbacks & height
limits, maximum GFA
approx. *6,500 SF*



HOUSE SIZE EXAMPLES:

GROSS FLOOR AREA:

TYPICAL SMALL
CAPE W/ SIDE
YARD PARKING

2,200 SQ. FT.

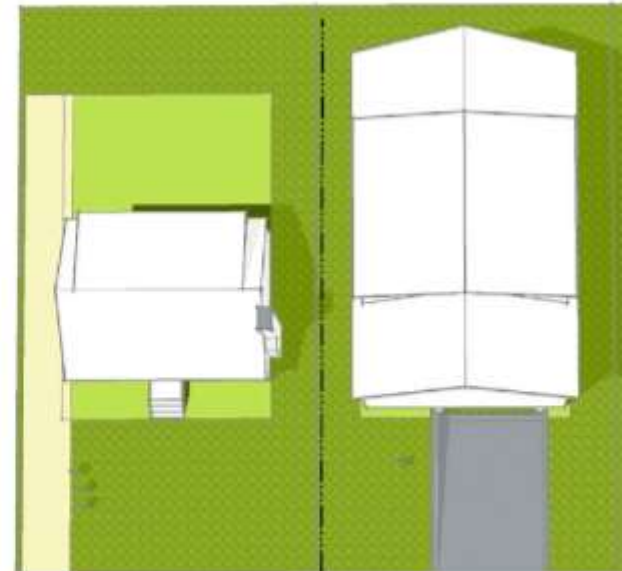
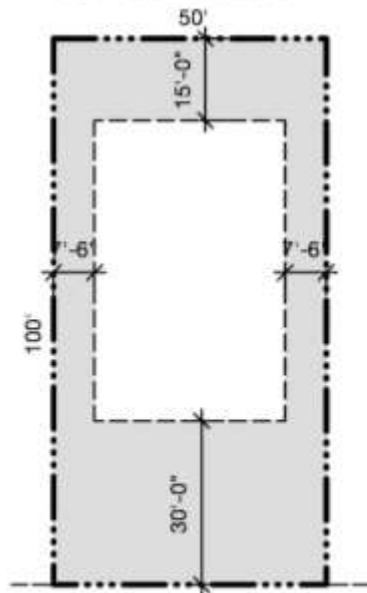
BASEMENT	800
1ST FL.	800
2ND FL.	600
FIN. ATTIC	0

HYPOTHETICAL NEW
HOUSE -- BUILT TO MAX.
GFA WITHIN ALLOWED
SETBACKS & CURRENT
HEIGHT LIMIT

6,500 SQ. FT.

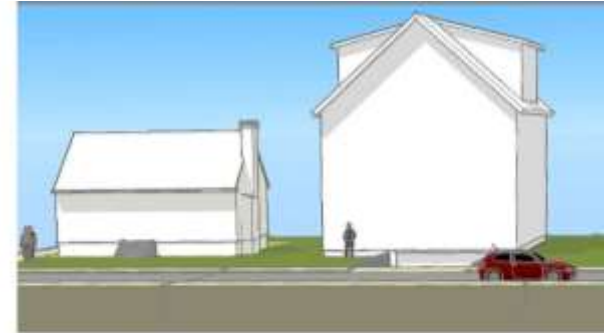
BSMNT. INCL GAR.	1,750
1ST FL.	1,750
2ND FL.	1,750
FIN. ATTIC	1,250

LOT PLAN EXAMPLE



Gross Floor Area:

- 5,000 SF Lot
- Typical House & Max. Allowed



TYPICAL SMALL
CAPE W/ SIDE
YARD PARKING

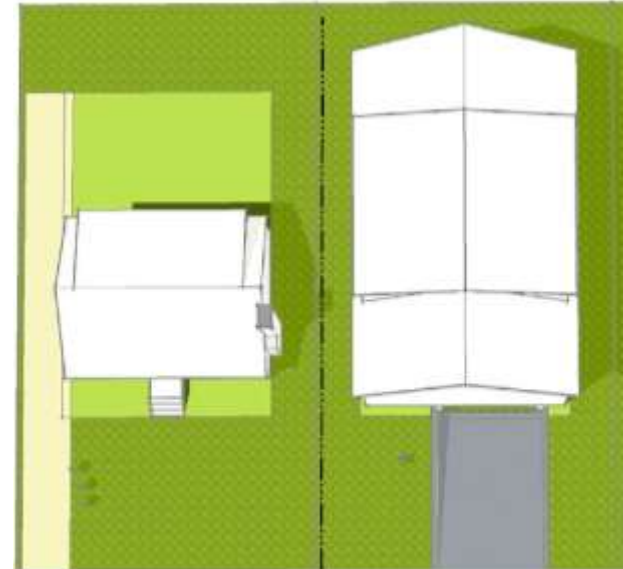
2,200 SQ. FT.

BASEMENT	800
1ST FL	800
2ND FL	600
FIN. ATTIC	0

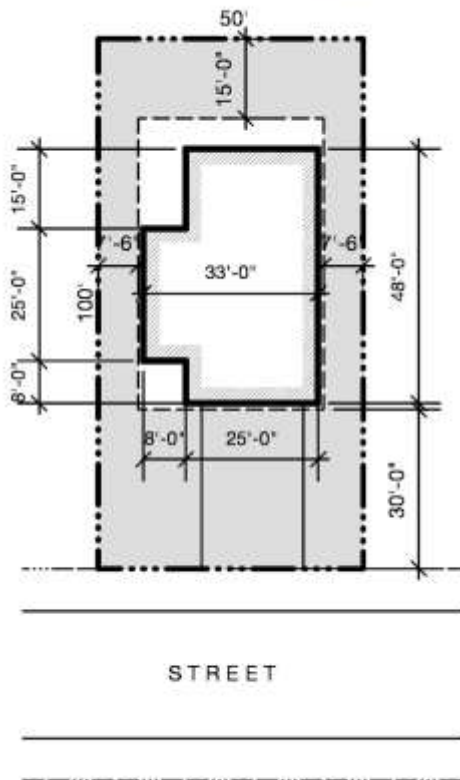
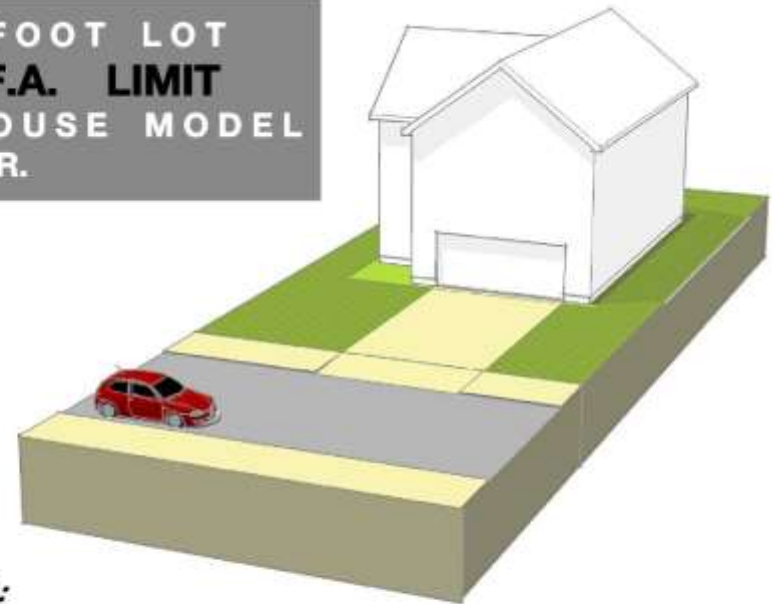
HYPOTHETICAL NEW
HOUSE -- BUILT TO MAX.
GFA WITHIN ALLOWED
SETBACKS & CURRENT
HEIGHT LIMIT

6,500 SQ. FT.

BSMNT. INCL GAR.	1,750
1ST FL	1,750
2ND FL	1,750
FIN. ATTIC	1,250



5,000 SQUARE FOOT LOT
PROPOSED G.F.A. LIMIT
4,000 SQ.FT.(GFA) HOUSE MODEL
0.80 F.A.R.



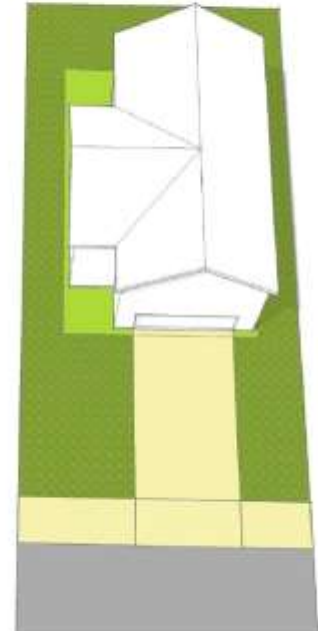
- 2-1/2 - STORY HOUSE WITH :**
- **FULL BASEMENT**
 - **PARTIALLY FINISHED ATTIC**
 - **2-CAR GARAGE AT GRADE**
 - **STRUCTURE IS 32' HIGH**

GROSS FLOOR AREA BREAKDOWN

FINISHED ATTIC	350
2ND FLOOR	1,400
1ST FLOOR & PORCH	850
GARAGE	550
BASEMENT	850

SITE COVERAGE AREA 1,400 --28%

AREA INSIDE SETBACKS 1,925



Gross Floor Area:

- 5,000 SF Lot
- Comparisons

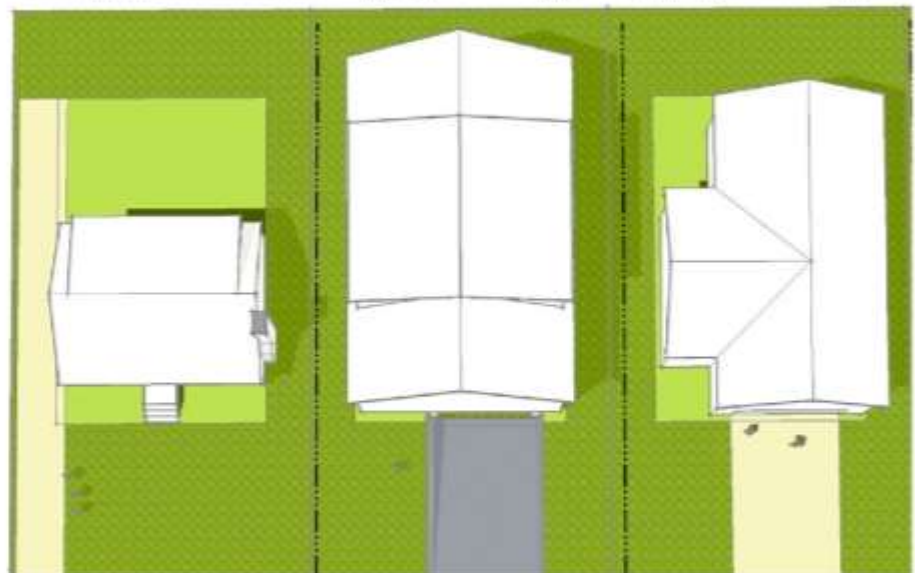
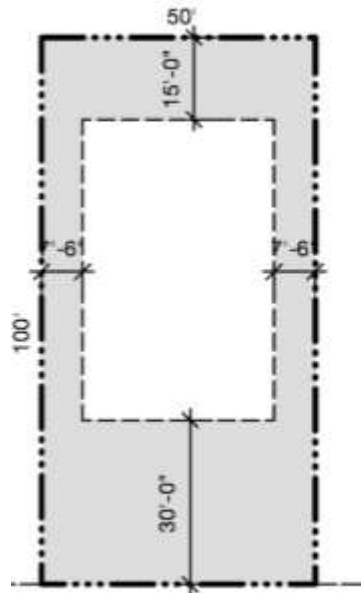


HOUSE SIZE EXAMPLES:

GROSS FLOOR AREA:

TYPICAL SMALL CAPE W/ SIDE YARD PARKING	HYPOTHETICAL NEW HOUSE -- BUILT TO MAX. GFA WITHIN ALLOWED SETBACKS & CURRENT HEIGHT LIMIT	HYPOTHETICAL NEW HOUSE -- BUILT TO MAXIMUM G.F.A. PER CONSENSUS PROPOSAL
2,200 SQ. FT.	6,500 SQ. FT.	4,000 SQ. FT.
BASEMENT 800 1ST FL 800 2ND FL 600 FIN. ATTIC 0	BSMNT, INCL GAR. 1,750 1ST FL 1,750 2ND FL 1,750 FIN. ATTIC 1,250	BASEMENT 850 1ST FL INCL GAR. 1,400 2ND FL 1,400 FIN. ATTIC 350

LOT PLAN EXAMPLE



Gross Floor Area:

- 7,500 SF Lot
- Typical House & Max. Allowed

Range of what is possible with existing controls:

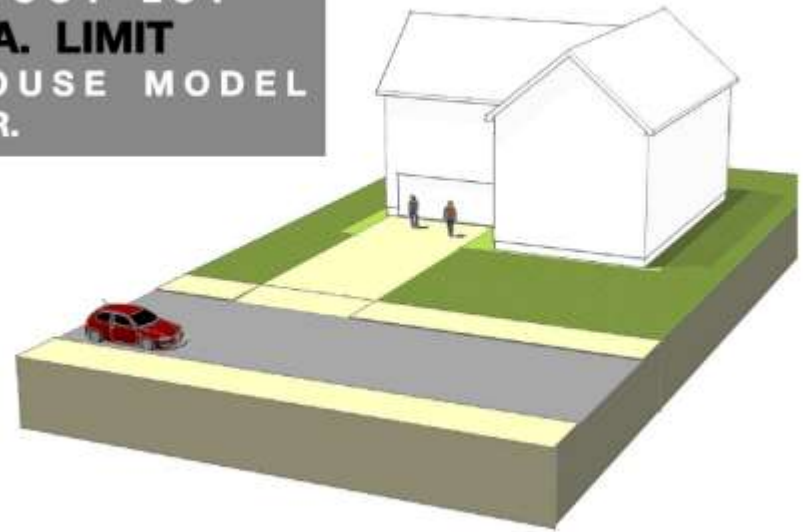
- Typical small colonial
2,900 SF GFA
- With setbacks & height limits, maximum GFA approx. *9,000 SF*

HOUSE SIZE
EXAMPLES:

GROSS FLOOR AREA:

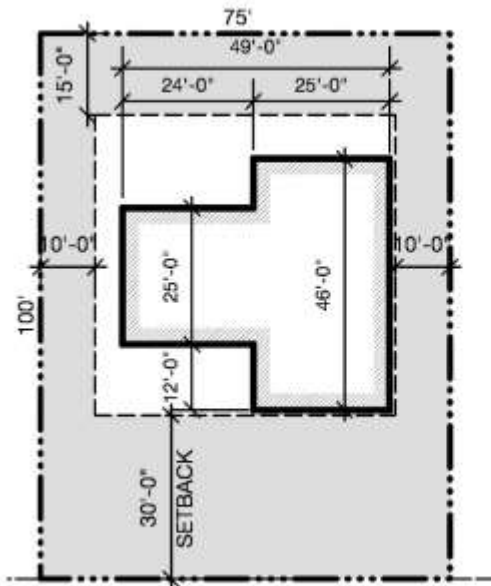


7,500 SQUARE FOOT LOT
PROPOSED G.F.A. LIMIT
5,375 SQ.FT.(GFA) HOUSE MODEL
0.72 F.A.R.



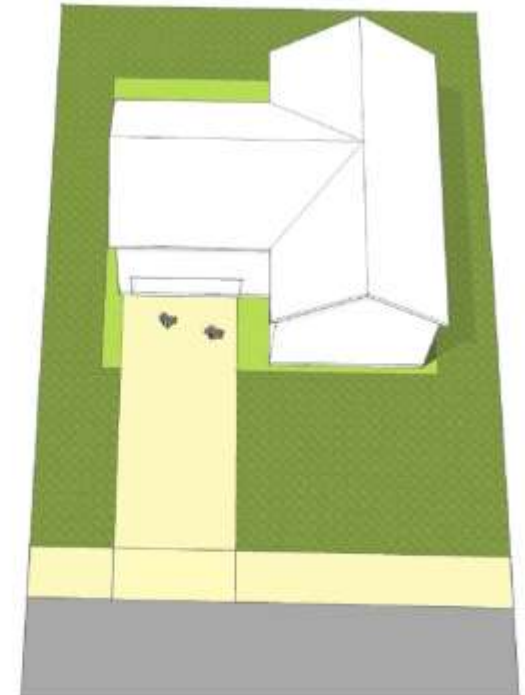
2-1/2 - STORY HOUSE WITH :

- **FULL BASEMENT**
- **PARTIALLY FINISHED ATTIC**
- **2-CAR GARAGE AT GRADE**
- **STRUCTURE IS 33' HIGH**



GROSS FLOOR AREA BREAKDOWN

FINISHED ATTIC	725
2ND FLOOR	1,750
1ST FLOOR & PORCH	1,150
GARAGE	600
BASEMENT	1,150
SITE COVERAGE AREA	1,750 --23%
AREA INSIDE SETBACKS	3,025



- **7,500 SF Lot**
- **Comparisons**

Diagram illustrating a lot plan example. The lot is rectangular with overall dimensions of 75' by 100'. The setbacks are indicated by dashed lines and arrows:

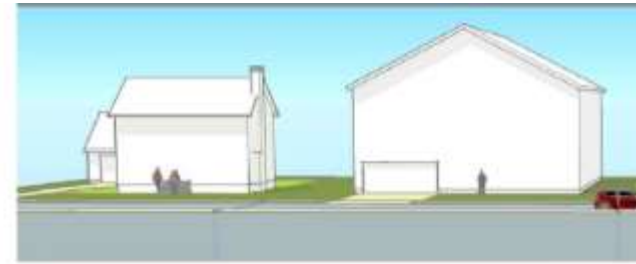
- Front setback: 15'-0"
- Side setbacks: 10'-0" (on both the left and right sides)
- Rear setback: 30'-0" (labeled "SETBACK")

Gross Floor Area:

- 10,000 SF Lot
- Typical House & Max. Allowed

Range of what is possible with existing controls:

- Typical small colonial with garage
2,900 SF GFA
- With setbacks & height limits, maximum GFA approx. **15,000 SF**



HOUSE SIZE EXAMPLES:

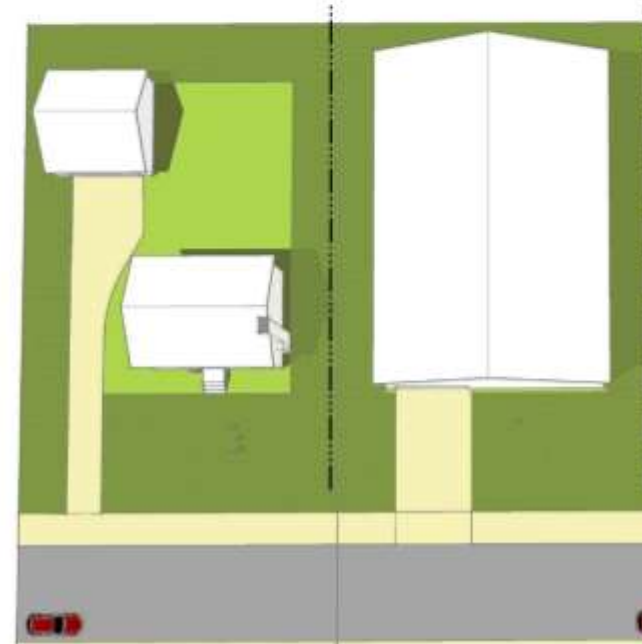
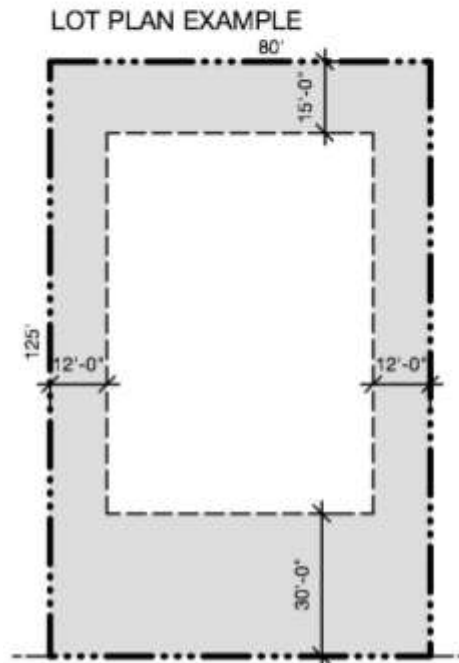
GROSS FLOOR AREA:

TYPICAL SMALL COLONIAL W/ DETACHED GARAGE

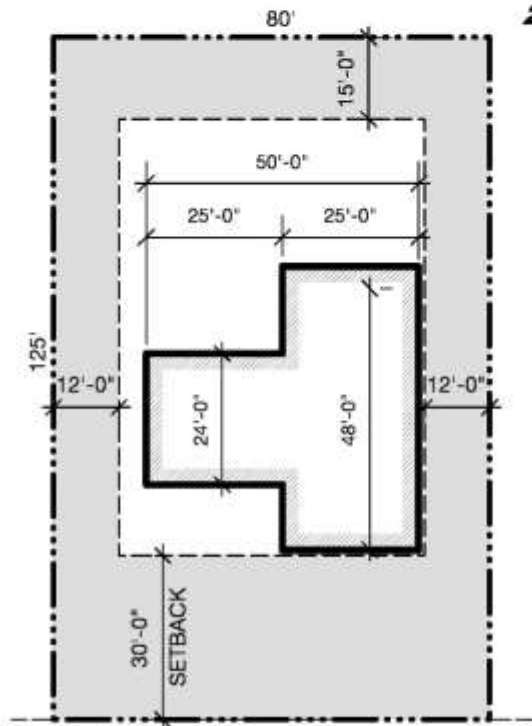
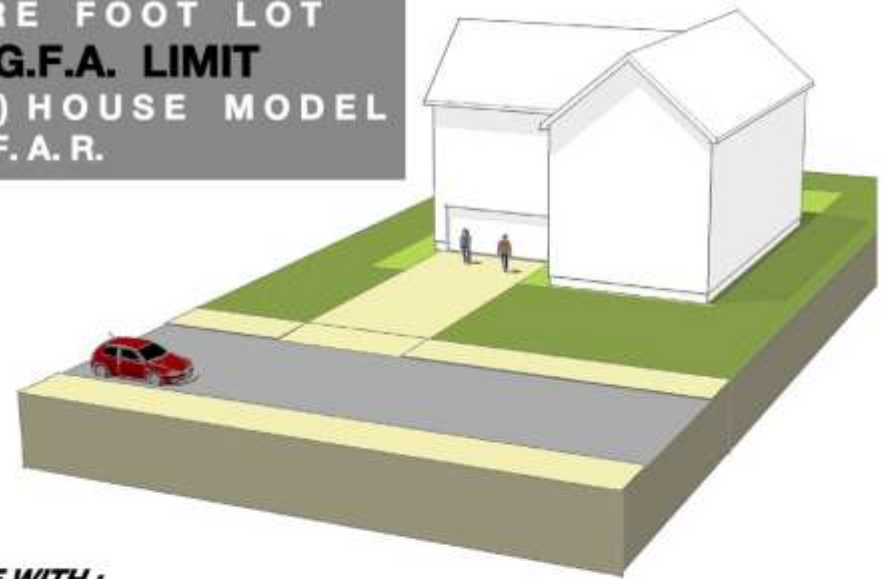
BASEMENT	800
1ST FL I	800
2ND FL	800
FIN. ATTIC	0
DETACHED GAR.	500

HYPOTHETICAL NEW HOUSE BUILT TO MAX. BUILD-OUT W/ FULL BASEMENT & FINISHED ATTIC

BASEMENT	3,600
1ST FL INCL. GAR.	4,200
2ND FL	4,200
FIN. ATTIC	3,000



10,000 SQUARE FOOT LOT
PROPOSED G.F.A. LIMIT
5,950 SQ.FT.(GFA) HOUSE MODEL
0.60 F.A.R.



2-1/2 - STORY HOUSE WITH :

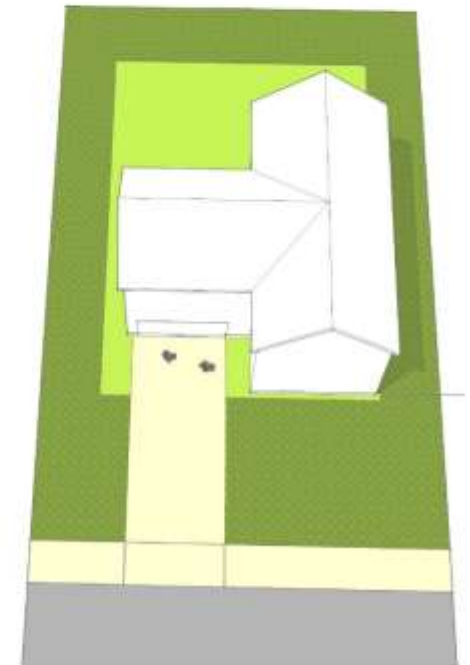
- **FULL BASEMENT**
- **PARTIALLY FINISHED ATTIC**
- **2-CAR GARAGE AT GRADE**
- **STRUCTURE IS 36' HIGH**

GROSS FLOOR AREA BREAKDOWN

FINISHED ATTIC	850
2ND FLOOR	1,900
1ST FLOOR & PORCH	1,300
GARAGE	600
BASEMENT	1,300

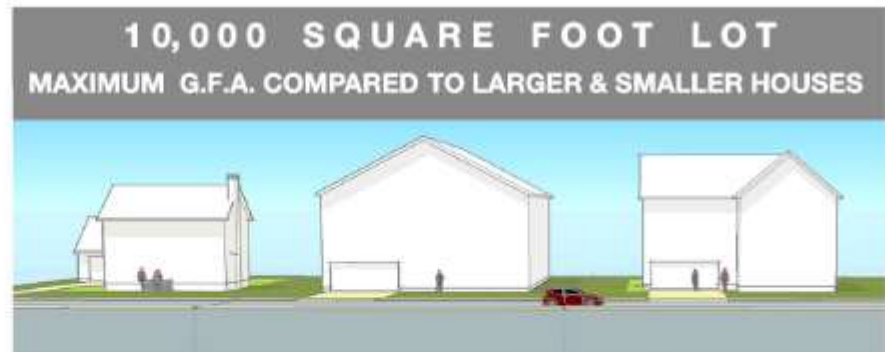
SITE COVERAGE AREA 1,900 --19%

AREA INSIDE SETBACKS 4,480



Gross Floor Area:

- 10,000 SF Lot
- Comparisons



HOUSE SIZE
EXAMPLES:

TYPICAL SMALL
COLONIAL W/
DETACHED
GARAGE

HYPOTHETICAL NEW
HOUSE BUILT TO MAX.
BUILD-OUT W/ FULL
BASEMENT & FINISHED
ATTIC

HYPOTHETICAL NEW
HOUSE -- BUILT TO
MAXIMUM G.F.A. ALLOWED
PER CONSENSUS
PROPOSAL

GROSS FLOOR AREA:

2,900 SQ. FT.

15,000 SQ. FT.

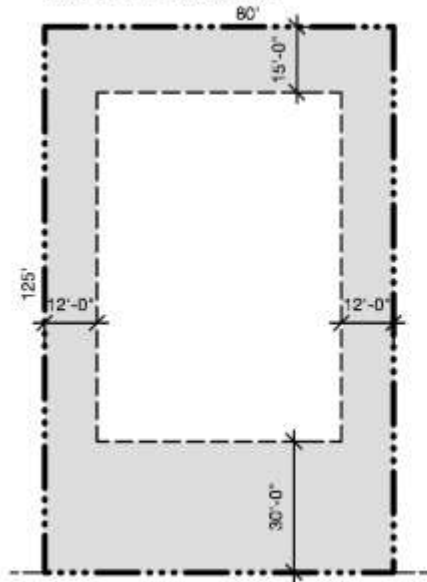
5,950 SQ. FT.

BASEMENT 800
1ST FL I 800
2ND FL 800
FIN. ATTIC 0
DETACHED GAR. 500

BASEMENT 3,600
1ST FL INCL. GAR. 4,200
2ND FL 4,200
FIN. ATTIC 3,000

BASEMENT 1,200
1ST FL INCL. GAR. 1,800
2ND FL 1,800
FIN. ATTIC 400

LOT PLAN EXAMPLE



Gross Floor Area:

Example

Lot Area (in square feet)	Max. Gross Floor Area (in square feet)
0 – 5,000	$0.8 * \text{Lot Area}$
5,000 – 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 – 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 – 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 – 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$

The Owner's lot is **20,592 SF**

- The corresponding Lot Area from the Table is 15,000–30,000.
- Therefore $6,950 + 0.16 \times (20,592 - 15,000) = \mathbf{7,844 \text{ GFA}}$ is allowed on the lot.

Gross Floor Area:
7,843 GFA House



Gross Floor Area:

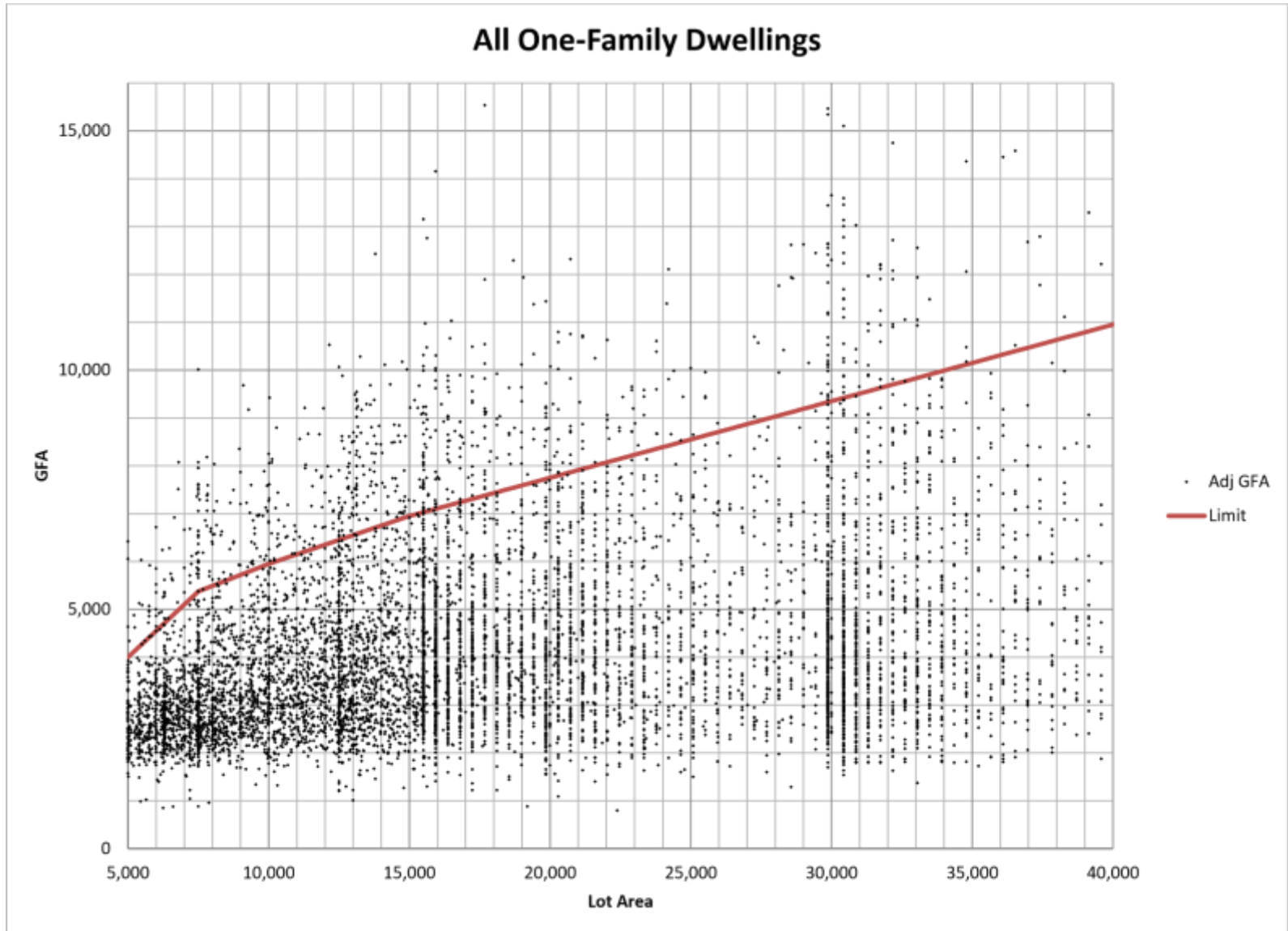
Special Permit Relief

Zoning Board of Appeals (ZBA) would determine:

- 1) The project met the criteria for granting of all Special Permits (found in Section 9.4.2 of the Zoning Bylaw),
- 2) Extra square foot size may be granted **consistent with the intent** and purpose of the Bylaw,
- 3) The project met site-specific conditions, including that:
 - The project design addresses specific neighborhood and Town **concerns**;
 - The proposed structure is compatible with the **scale of the neighborhood**;
 - The massing of the project does not adversely impact the **solar access** of adjoining lots;
 - **Noise generated** by fixed plant equipment such as, but not limited to, air conditioners, pumps, fans, and furnaces does not adversely impact adjoining lots.

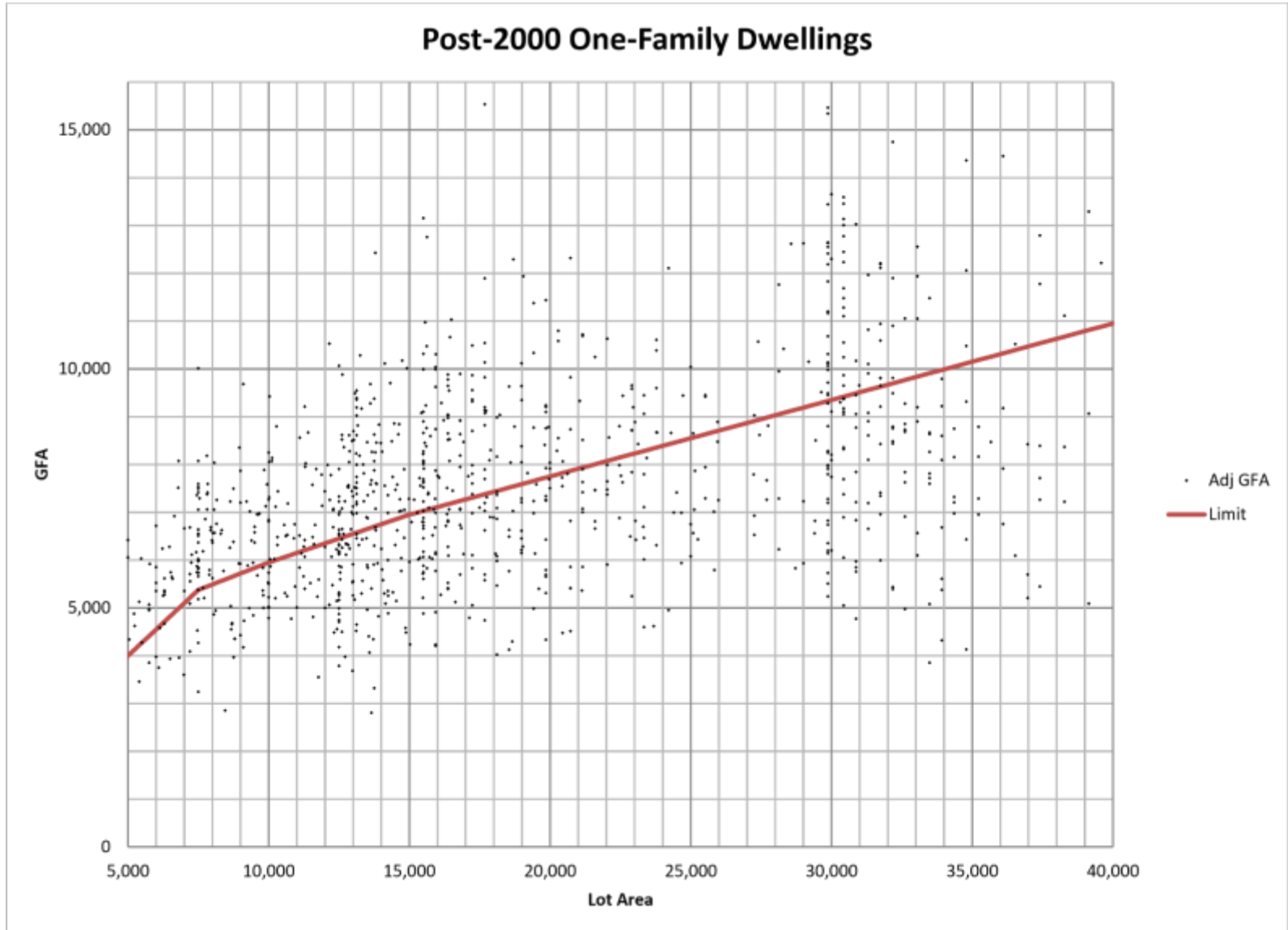
Gross Floor Area:

How do the GFA Numbers Compare?



Gross Floor Area:

How do the GFA Numbers Compare?



Gross Floor Area: Compliance Percentage by Age and Lot Size

Lot Area (SF)	<1900	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	Grand Total
<10000	90%	90%	98%	98%	100%	97%	97%	100%	100%	93%	75%	32%	19%	92%
10000	89%	92%	96%	96%	99%	98%	99%	100%	97%	100%	83%	46%	38%	89%
15000	84%	90%	96%	93%	100%	99%	99%	99%	99%	98%	79%	53%	38%	91%
20000	100%	86%	88%	96%	100%	100%	98%	99%	100%	90%	83%	66%	48%	93%
25000	100%	80%	91%	100%	100%	100%	100%	100%	98%	95%	91%	55%	63%	94%
30000	96%	90%	100%	100%	100%	100%	99%	99%	100%	94%	88%	57%	75%	94%
35000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	88%	72%	78%	96%
>40000	97%	100%	100%	100%	100%	100%	100%	100%	100%	100%	98%	92%	93%	98%
Grand Total	92%	91%	96%	97%	99%	98%	99%	100%	99%	96%	85%	54%	47%	92%

Gross Floor Area:

Peer Towns*

	MAXIMUM ALLOWED GROSS FLOOR AREA						SITE PLAN REVIEW THRESHOLD		
LOT SIZE (SQ. FT.)	LEXINGTON PROPOSED	NEWTON SR1	NEWTON SR2	NEWTON SR3	CONCORD PROPOSED		CHELMSFORD	LINCOLN	WESTON
5,000	4,000	2,300	2,300	2,400	2,400		4,000	4,000	3,500
7,500	5,375	3,101	3,161	3,514	3,000		4,000	4,000	3,500
10,000	5,950	3,300	3,800	4,100	3,600		4,000	4,000	3,500
15,000	6,950	4,650	4,950	5,700	4,800		4,000	4,000	3,500
20,000	7,950	5,600	6,600	7,600	6,000		4,000	4,000	3,500

*Please note that GFA definitions vary from Town to Town. For instance, Newton GFA excludes about 2/3 of basement area and one detached accessory building. Estimated multiplier to make the GFA equivalent to Lexington is 1.15. Proposed Concord GFA excludes basement and accessory buildings with no foundation. Estimated multiplier is 1.33.

Gross Floor Area: Peer Towns*

	MAXIMUM ALLOWED GROSS FLOOR AREA							SITE PLAN REVIEW THRESHOLD		
LOT SIZE (SQ. FT.)	LEXINGTON PROPOSED	NEWTON SR1	NEWTON SR2	NEWTON SR3	CONCORD PROPOSED	CONCORD ADJUSTED		CHELMSFORD	LINCOLN	WESTON
5,000	4,000	2,300	2,300	2,400	2,400	3,192		4,000	4,000	3,500
7,500	5,375	3,101	3,161	3,514	3,000	3,990		4,000	4,000	3,500
10,000	5,950	3,300	3,800	4,100	3,600	4,788		4,000	4,000	3,500
15,000	6,950	4,650	4,950	5,700	4,800	6,384		4,000	4,000	3,500
20,000	7,950	5,600	6,600	7,600	6,000	7,980		4,000	4,000	3,500

*Please note that GFA definitions vary from town to town. For instance, Newton GFA excludes about 2/3 of basement area and one detached accessory building. Estimated multiplier to make the GFA equivalent to Lexington is 1.15. Proposed Concord GFA excludes basement and accessory buildings with no foundation. Estimated multiplier is 1.33.

Gross Floor Area: Fiscal and Financial Impacts

Case Study

Hand-curated datasets were created to support this study

- ~200 property dataset characterizing all teardowns / new construction from 2013-2015
 - Used for building statistical models of market dynamics for teardown/redevelopment
- ~550 property dataset of all non-new-construction homes sold to end-users from 2013-2015
 - Used to characterize market dynamics around end-user sales
- “Case study” dataset of 58 newly constructed homes built in 2013
 - Used to focus on a “year-in-the-life” to understand the specific impacts of the proposals
 - All properties were closely analyzed and vetted by study team members
- All datasets have Assessor, MLS, and public record data that is correlated for joint analysis

Gross Floor Area: Fiscal and Financial Impacts

Case Study

Analysis of **58 redevelopment projects in 2013**

- Most recent year for which complete data is available
- Private and Balance Housing Development properties were removed from data set
- Statistical models were built from 3-years of market and assessor data

To project a developer's or end-user's maximum price for a lot, 3 statistical models were used:

1. Historic Model

- Based on the actual amounts developers paid in 2013-2015
- 33%-38% of the eventual selling price of the redeveloped house

2. Current Model

- Based on developer input and examination of recent sales
- 40% of the eventual selling price

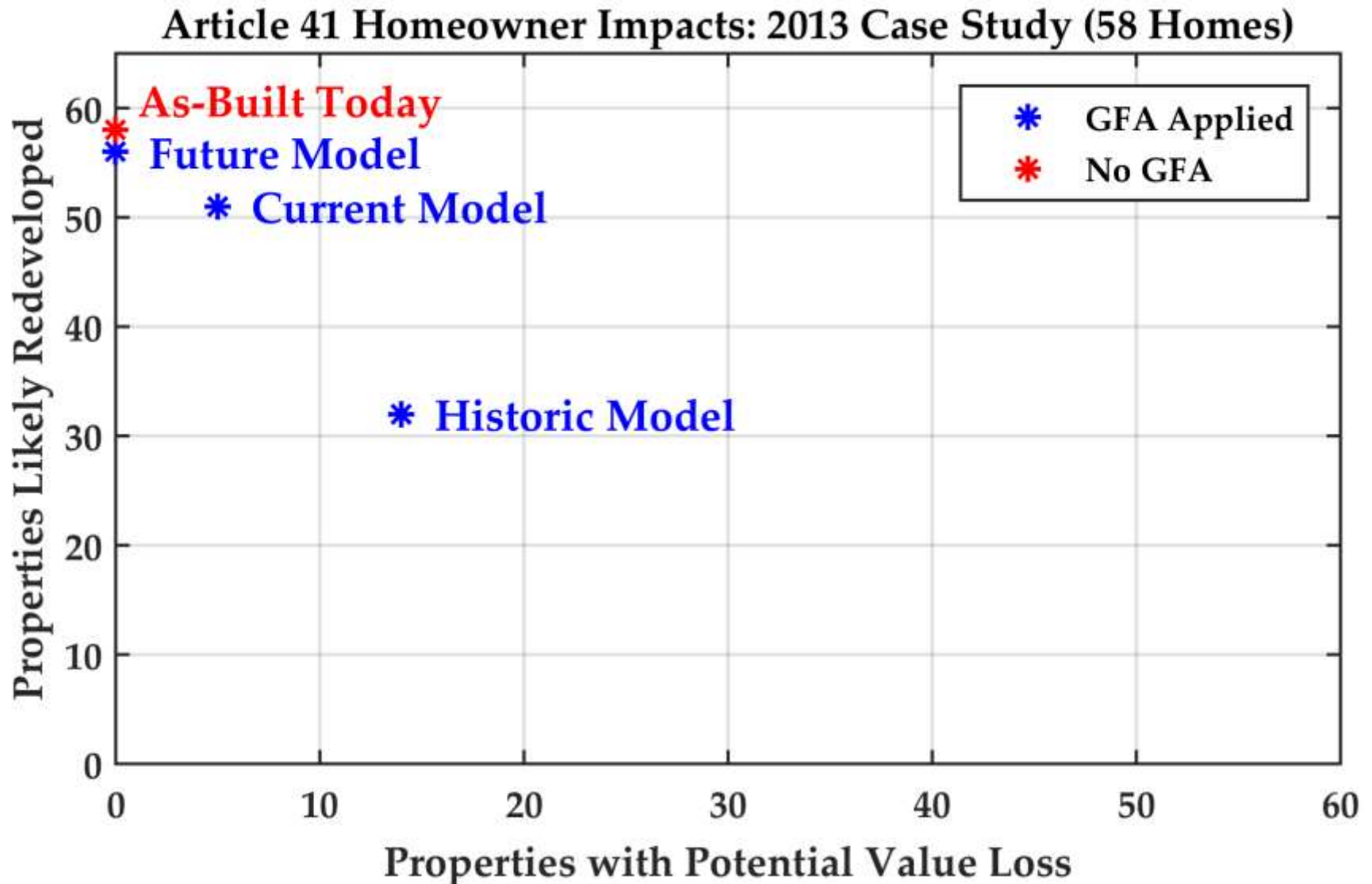
3. Future Model

- Based on an extrapolation of the trend (>8%) from the Historic and Current models
- 45% of the eventual selling price

FY2016 Tax Rate was used to project fiscal impacts

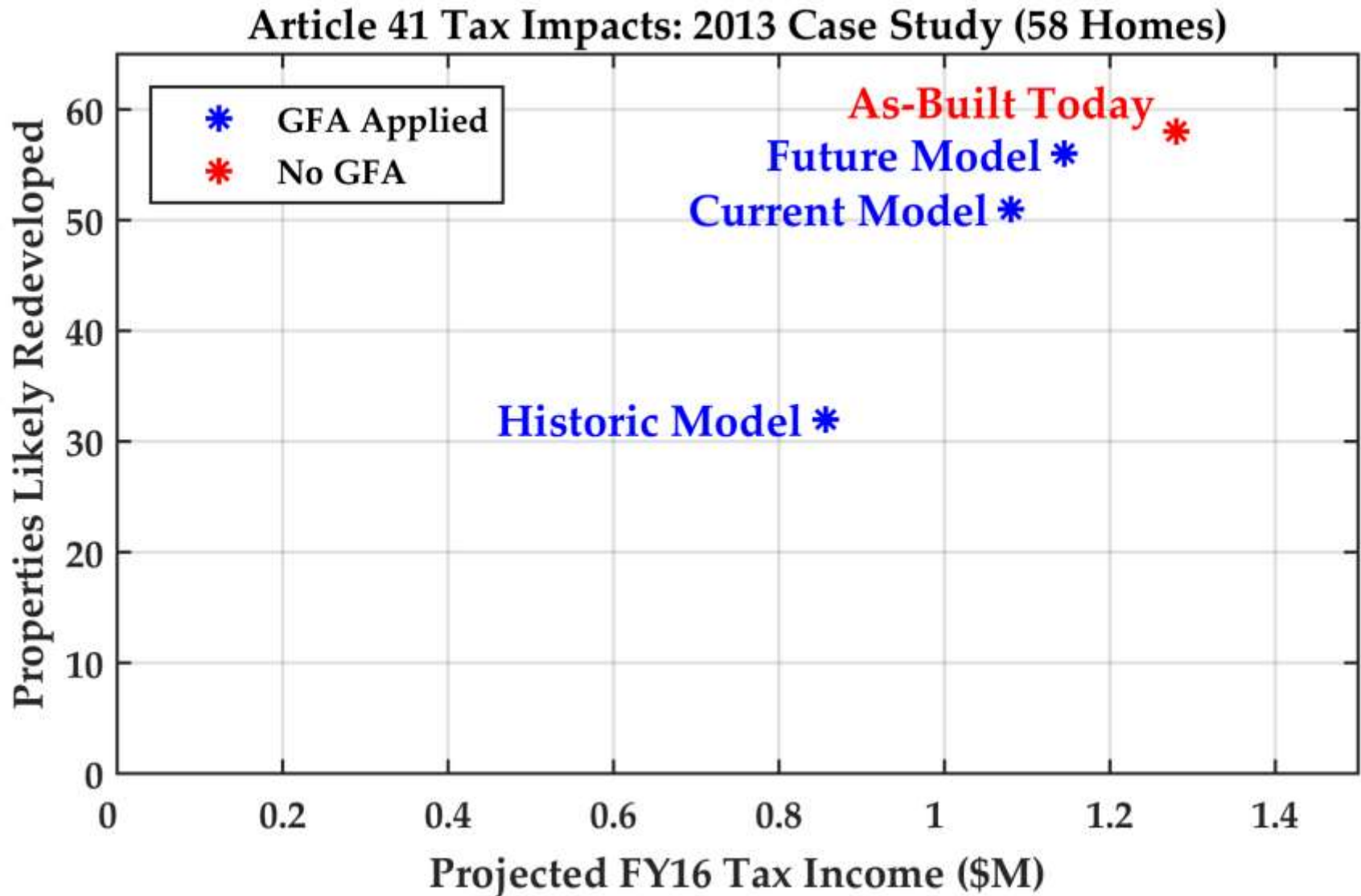
Gross Floor Area: Fiscal and Financial Impacts

Case Study



Gross Floor Area: Fiscal and Financial Impacts

Case Study



Gross Floor Area: Fiscal and Financial Impacts

Projections from the 2013 case study of 58 redeveloped properties, using FY2016 Tax Rates

		Historic	Current	Future
Redeveloped	Same or Higher Price	31 (53%)	48 (83%)	56 (97%)
	Lower Price	1 (2%)	3 (5%)	0 (0%)
Sold to End-User	Same or Higher Price	13 (22%)	5 (9%)	2 (3%)
	Lower Price	13 (22%)	2 (3%)	0 (0%)
Total Annual Lost Tax Revenue*		\$424K (33%)	\$200K (16%)	\$135K (11%)
Decrease in Developer Price		\$48K median \$3K-\$138K range 14 properties (24%)	\$89K median \$56K-\$109K range 5 properties (8%)	No properties with projected decrease

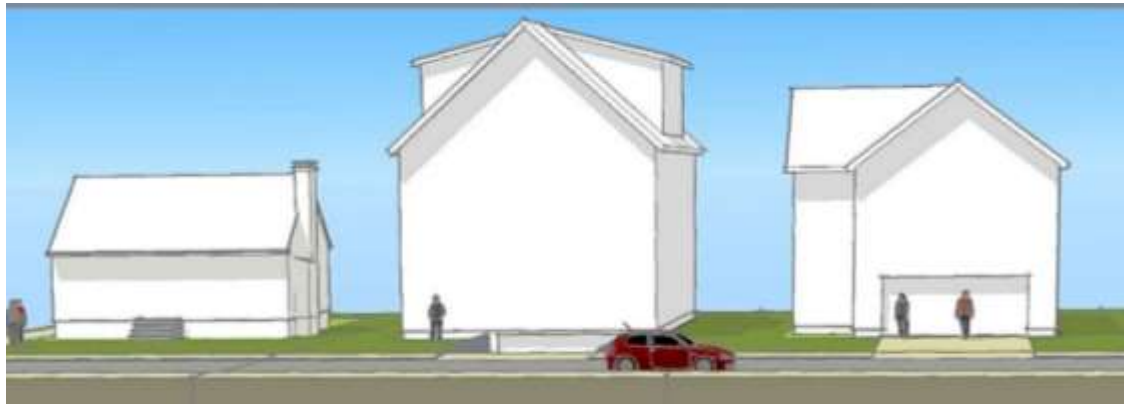
*Tax Revenue:

- 1) FY2016 tax rate on FY2011/12 assessment value was used for properties not torn down. These properties would have been reassessed before FY2016, but that increased value cannot be projected retroactively.
- 2) Does not project improvements to properties by homeowners.

Gross Floor Area:

Goals

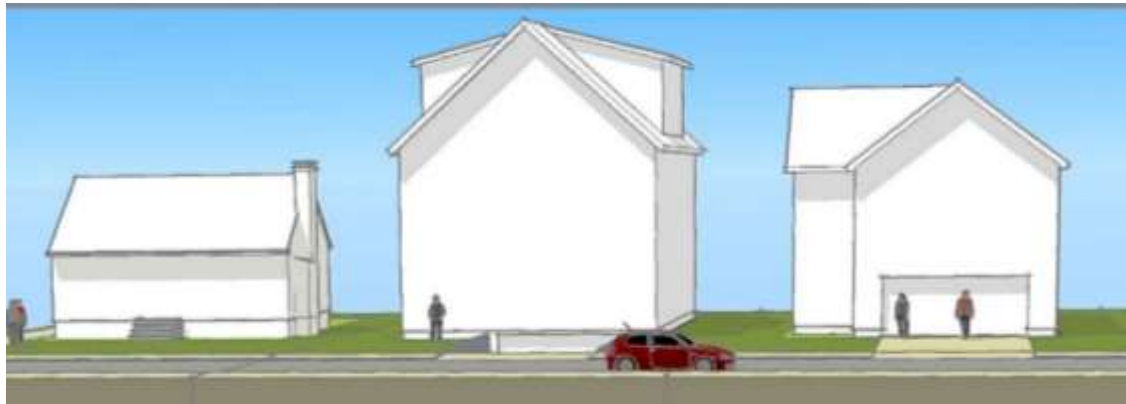
- Better predict the house size that may be built on a given lot;
- Reduce the impacts of redevelopment on neighborhood character;
- Reduce the negative impacts on abutters, like shadows, loss of views, and loss of privacy, to improve, rather than diminish, the quality of resident's lives.
- Slow the reduction of the Town's moderate-sized housing stock;
- Slow the reduction of open space on lots; and
- Recalibrate our zoning so that Lexington's new housing better reflects the Town's housing policy goals and the "Lexington We Want."



Article 41 - Gross Floor Area

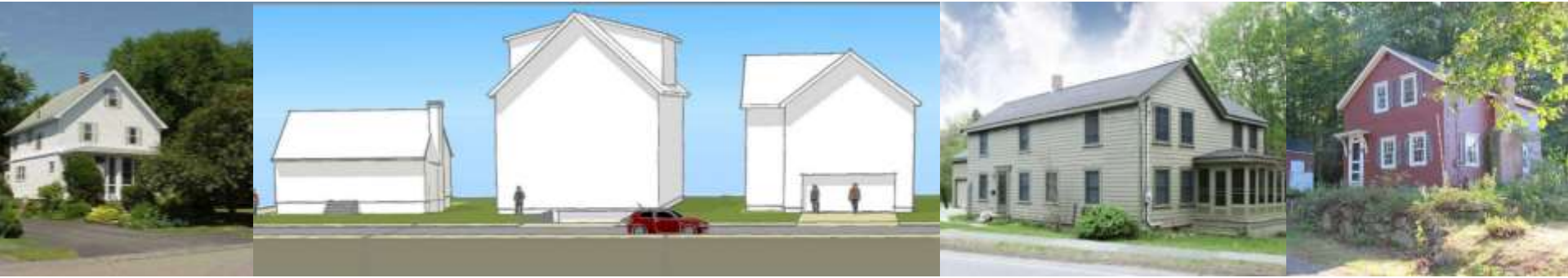
Summary

- Article 41 judiciously limits gross floor area and includes **a provision for exceptional cases**.
- The proposed limits represent a carefully crafted consensus proposal to **better balance** the competing interests expressed by community stakeholders.
- 92% of Lexington houses are currently **under** the proposed GFA limits.
- Our **peer communities** have implemented new zoning to address the adverse impacts of residential redevelopment.
- Our distinctive neighborhoods would continue to evolve, but at a **predictable** scale.



Article 41 - Gross Floor Area

Thank you



- Town Staff
- Planning Department
- Planning Board
- Residential Policy Committee
- RPC Participants and Working Group Members
- Listening Session, Workshop and Public Hearing Participants
- Town Meeting Members Association

Article 41 - Gross Floor Area Questions

